



Town of Carlisle

MASSACHUSETTS 01741

Office of PLANNING BOARD

MINUTES

Meeting of August 12, 1985

Present: Raftery, Davis, Sillers, Leask, Sherr, Clarke

The meeting was called to order at 8:03 P.M.

The minutes of July 22 were accepted unanimously. The next meeting was tentatively scheduled for September 9.

CV&P responded to our request for comments on changes to the common driveway rules and regulations. Their letter contained three minor modifications to the draft material.

Request by I. Ludwin for Release of Lots

In response to a request by the Chairman to review status of Woodbine Place CV&P documented a list of incomplete items. These included the sidewalk, catch basin inlet stones, bituminous berm and final bituminous course, etc. Their estimate for completion is \$24,000.

Mr. Ludwin proposed that all except Lot 5 be released, i.e. four lots. His intent is that all work will be done before fall.

A motion was made to release Lots 1A, 2A, 3A and 4. The motion was seconded and passed unanimously. Note that Lots 1A, 2A and 3A are shown on an ANR plan dated May 9, 1985. Lots 4 and 5 are shown on the original subdivision plan.

The Board also received a letter from Harry Schecter who believes that the headwall has not been constructed as planned. This letter will be forwarded to CV&P for review.

Master Planning Status

George Foote has a program ready for use in entering the questionnaire data. Volunteers with an IBM P.C. are needed to start the input process to create the data base.

Discussion of Woodman Property Plan (Preliminary)

The length of Suffolk Lane extension has been reduced to be less than 1000 feet so that a waiver will not be needed. The plan still shows 6 lots, 4 with 4+ acres and 2 with 2+ acres. All are to be served by a common driveway, approximately 1200 feet in length.

No new information was available on the status of Nowell Farm Road as a dead end street, in the light of the emergency exit at its end.

Note that as drawn, one of the 2-acre lots has a depth of only approximately two feet along a section of its 250 foot frontage. There may be a question regarding interpretation of the bylaw wording.

A motion was made to waive the following applicable subdivision rules and regulations with respect to the length of an extension of a dead end street and the number of houses in a subdivision having a single access: 4.A.1.A.1, 4.A.1.A.2, 4.A.1.A.3, 4.A.5.A, 4.A.5.B. The purpose is to allow the extension of Suffolk Lane.

The motion was amended by a 5-1 vote to limit the extension to a maximum of six lots.

A second amendment was made to make waiving the rules subject to presentation of a plan acceptable to the Board.

The full motion then passed by a 5-1 vote.

MAPC Water Study

Meeting with MAPC was held to go over comments to the draft of the study report. Recommendations for change have been agreed upon, and the final report will be forthcoming soon.

Respectfully submitted,

Sylvia Sillers